

041.A

Map

0002

Block

00065.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 771,900 /

USE VALUE: 771,900 /

ASSESSed: 771,900 /

Total Card /

Total Parcel

771,900

771,900

771,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65 -67		PARK ST, ARLINGTON

OWNERSHIP

Owner 1:	BROOMELL CHRISTOPHER
Owner 2:	KAPLAN DIANE
Owner 3:	
Street 1:	65 PARK ST UNIT 65
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	FREDDURA ANTHONY J & JEANNE K -
Owner 2:	-
Street 1:	65 PARK ST UNIT 65
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Vinyl Exterior and 1802 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7741												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	771,900			771,900
Total Card	0.000	771,900			771,900
Total Parcel	0.000	771,900			771,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	428.36	/Parcel:	428.36

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	771,900	0	.		771,900		Year end	12/23/2021
2021	102	FV	749,600	0	.		749,600		Year End Roll	12/10/2020
2020	102	FV	738,400	0	.		738,400	738,400	Year End Roll	12/18/2019
2019	102	FV	654,200	0	.		654,200	654,200	Year End Roll	1/3/2019
2018	102	FV	579,100	0	.		579,100	579,100	Year End Roll	12/20/2017
2017	102	FV	528,300	0	.		528,300	528,300	Year End Roll	1/3/2017
2016	102	FV	500,400	0	.		500,400	500,400	Year End	1/4/2016
2015	102	FV	463,000	0	.		463,000	463,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREDDURA ANTHON	73207-211	2	8/30/2019		760,000	No	No		
ZINK SCOTT,	59767-418		8/15/2012		464,400	No	No		
ZINK SCOTT,	45606-39		7/14/2005	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2006	62	Add Att	13,000			G7	GR FY07	new 3/4bth

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2019	SQ Returned	JO	Jenny O
5/31/2018	Measured	DGM	D Mann
3/16/2006	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 771,900 /

USE VALUE: 771,900 /

ASSESSed: 771,900 /

Total Card /

Total Parcel

771,900

771,900

771,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65 -67		PARK ST, ARLINGTON

OWNERSHIP

Owner 1:	BROOMELL CHRISTOPHER
Owner 2:	KAPLAN DIANE
Owner 3:	
Street 1:	65 PARK ST UNIT 65
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	FREDDURA ANTHONY J & JEANNE K -
Owner 2:	-
Street 1:	65 PARK ST UNIT 65
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Vinyl Exterior and 1802 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7741												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	771,900			771,900
Total Card	0.000	771,900			771,900
Total Parcel	0.000	771,900			771,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	428.36	/Parcel:	428.36

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	771,900	0	.		771,900		Year end	12/23/2021
2021	102	FV	749,600	0	.		749,600		Year End Roll	12/10/2020
2020	102	FV	738,400	0	.		738,400	738,400	Year End Roll	12/18/2019
2019	102	FV	654,200	0	.		654,200	654,200	Year End Roll	1/3/2019
2018	102	FV	579,100	0	.		579,100	579,100	Year End Roll	12/20/2017
2017	102	FV	528,300	0	.		528,300	528,300	Year End Roll	1/3/2017
2016	102	FV	500,400	0	.		500,400	500,400	Year End	1/4/2016
2015	102	FV	463,000	0	.		463,000	463,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREDDURA ANTHON	73207-211	2	8/30/2019		760,000	No	No		
ZINK SCOTT,	59767-418		8/15/2012		464,400	No	No		
ZINK SCOTT,	45606-39		7/14/2005	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2006	62	Add Att	13,000			G7	GR FY07	new 3/4bth

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2019	SQ Returned	JO	Jenny O
5/31/2018	Measured	DGM	D Mann
3/16/2006	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 771,900 /

USE VALUE: 771,900 /

ASSESSed: 771,900 /

Total Card /

Total Parcel

771,900

771,900

771,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65 -67		PARK ST, ARLINGTON

OWNERSHIP

Owner 1:	BROOMELL CHRISTOPHER
Owner 2:	KAPLAN DIANE
Owner 3:	
Street 1:	65 PARK ST UNIT 65
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	FREDDURA ANTHONY J & JEANNE K -
Owner 2:	-
Street 1:	65 PARK ST UNIT 65
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Vinyl Exterior and 1802 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7741												G7	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	771,900			771,900
Total Card	0.000	771,900			771,900
Total Parcel	0.000	771,900			771,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	428.36	/Parcel:	428.36

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	771,900	0	.		771,900		Year end	12/23/2021
2021	102	FV	749,600	0	.		749,600		Year End Roll	12/10/2020
2020	102	FV	738,400	0	.		738,400	738,400	Year End Roll	12/18/2019
2019	102	FV	654,200	0	.		654,200	654,200	Year End Roll	1/3/2019
2018	102	FV	579,100	0	.		579,100	579,100	Year End Roll	12/20/2017
2017	102	FV	528,300	0	.		528,300	528,300	Year End Roll	1/3/2017
2016	102	FV	500,400	0	.		500,400	500,400	Year End	1/4/2016
2015	102	FV	463,000	0	.		463,000	463,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREDDURA ANTHON	73207-211	2	8/30/2019		760,000	No	No		
ZINK SCOTT,	59767-418		8/15/2012		464,400	No	No		
ZINK SCOTT,	45606-39		7/14/2005	Family		No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2006	62	Add Att	13,000			G7	GR FY07	new 3/4bth

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2019	SQ Returned	JO	Jenny O
5/31/2018	Measured	DGM	D Mann
3/16/2006	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

